



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Presentation of Community Improvement Award

MEETING DATE: October 17, 2007

PREPARED BY: Community Development Department

RECOMMENDED ACTION: That the Mayor present a Community Improvement Award to Pat Walker and Jack Roderick, owners of 207 E. Pine Street, for their efforts in improving their property.

BACKGROUND INFORMATION: In an effort to provide recognition to owners or occupants of residential, commercial or industrial properties that have made noted improvements or have demonstrated a history of a well-maintained property, all of which contributes to the beautification of the community, the Community Improvement Award program was established. Community Improvement Award nominations are received at various times throughout the year and are brought before the Lodi Improvement Committee for review at their regular meetings. City Staff provides the Improvement committee with any pertinent information, including property ownership, the nature of the improvements or conditions upon the property that warrant recognition, as well as any background pertaining to code enforcement, police activity or other notable issue that could have bearing on the nomination.

At the Lodi Improvement Committee of October 2, 2007, the following information and supporting photographs regarding a property at 207 E. Pine Street that had been nominated for a community Improvement Award was received and taken under consideration:

207 E. Pine Street

Property owners: Pat Walker & Jack Roderick
Multi-family residential property.

This property has been the focus of code enforcement activities for the past several years. From our research, it appears that originally there were two single family dwellings and an additional living unit in the detached garage structure. Through the years those dwelling units were allowed to be subdivided to create a total of 9 units within those three buildings. Sometime after that, additional unpermitted and substandard alterations were made that brought the total number of units on the property to 12. In addition to those alterations being done without the appropriate permit or to any reasonable building standard, the minimum required floor area for each dwelling unit, established in the Uniform Housing Code, was violated.

Through the course of inspecting and reviewing the measurements within each dwelling unit, it was determined that we could allow a total of 8 units, providing that the corrections were made to provide adequate floor space within each unit. In the course of that enforcement effort, the dwellings were

APPROVED: _____


Blair King, City Manager

ordered to be vacated until the previous owners brought the property into compliance. During the time it was vacant, the property owners at that time were marketing the property for sale. During that time there were also many incidents where transients had broken into the buildings and were using them for shelter and other illicit activities. A more recent incident led to a fire that severely damaged one of the buildings.

It was shortly after that, that the property was finally sold to the current owners, Pat Walker and Jack Roderick. Working closely with the City, the new owners engaged in a complete renovation of those residential buildings. This included the demolition of the fire-damaged structure, which reduced the number of residential units at the property to seven (7).

Those renovations, as well as the complete redo of the grounds, including landscaping, hardscape and a new concrete parking area accessed off of the alley, are now complete. The completion of this project marks a dramatic improvement to that block and the entire neighborhood. For that, Mr. Walker and Mr. Roderick, and their property are up for consideration for a Community Improvement Award.

After the review of these nominated properties, the Lodi Improvement Committee voted unanimously to award a Community Improvement Award to Mr. Walker and Mr. Roderick as recognition and in appreciation for their efforts to improve their property.


Randy Hatch
Community Development Director

Attachments

cc: Lodi Improvement Committee
Pat Walker
Jack Roderick

